

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

**GEORGE L. GORDON, JR., GOVERNMENT CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD**

**SEPTEMBER 25, 2013
6:30 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

1. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O13-46 would amend Stafford County Code, Section 28-35, Table 3.1, "District Uses and Standards," and Section 28-39(s)(2), "[Master plan.]," for the HI, Heritage Interpretation Zoning District. The proposed Ordinance amendment would correct an error in a section number reference that was previously misidentified in Table 3.1. The proposed Ordinance would also require review and recommendation of a master plan or amendment to a master plan by the Planning Commission and approval by the Board of Supervisors prior to the issuance of any grading or construction permits. **(Time Limit: November 12, 2013)**
2. [Index of Official Road Names](#) - Proposed Ordinance O13-40 would amend the Stafford County Addressing Ordinance by amending the [Index of Official Road Names](#) to rename or name roads in the Courthouse area. **(Time Limit: October 8, 2013)**
3. [Index of Official Road Names](#) - Proposed Ordinance O13-43 would amend the Stafford County Addressing Ordinance by amending the [Index of Official Road Names](#) to rename a portion of a road from Rocky Run Road to Roberson Road. **(Time Limit: October 8, 2013)**
4. [RC1300296; Reclassification – Colonial Forge Proffer Amendment](#) - A proposed amendment to proffered conditions on Assessor's Parcels 28-94, 28-94A, 28-100, 29-27, and 29-31, a portion of the original development known as Augustine, consisting of 110.17 acres, zoned R-3, Urban Residential – High Density Zoning District, to remove phasing requirements for the commercial development. The Property is located on the south side of the intersection of Courthouse Road and Woodcutters Road, within the Hartwood Election District. **(Time Limit: December 10, 2013)**
(History: Public Hearing continued from September 11, 2013 to October 9, 2013)

UNFINISHED BUSINESS

5. [COM1200323; Comprehensive Plan Compliance Review, Clift Farm Quarter](#) - A request for review to determine compliance with the Comprehensive Plan, in accordance with Virginia Code, Section 15.2-2232, for the extension of public water and sewer outside of the Urban Services Area, to serve up to 108 lots on Assessor's Parcels 38-123A and 38-124 (portion), located along Eskimo Hill Road, approximately 2,000 feet east of State Shop Road, within the Aquia and Falmouth Election Districts. **(Time Limit: October 31, 2013) (History: Deferred on June 26, 2013 to July 10, 2013) (Deferred on July 10, 2013 to August 14, 2013) (Deferred on August 14, 2013 to September 11, 2013) (Deferred on August 28, 2013 to September 25, 2013)**
6. [RC1300001; Reclassification – 610 Park Ridge](#) - A proposed reclassification from the A-1, Agricultural Zoning District to the B-2, Urban Commercial Zoning District to allow for the development of a commercial retail, service, and office complex on Assessor's Parcel 20-20A, consisting of 9.24 acres, located on the south side of Garrisonville Road and east side of Parkway Boulevard, within the Garrisonville Election District. **(Time Limit: November 26, 2013) (History: Deferred on August 28, 2013 to September 11, 2013) (Deferred on September 11, 2013 to October 23, 2013)**
7. [CUP1300002; Conditional Use Permit – 610 Park Ridge](#) - A request for a Conditional Use Permit to allow (1) motor vehicle fuel sales in a B-2, Urban Commercial Zoning, within the Highway Corridor Overlay Zoning District, (2) an automobile service facility in a B-2, Urban Commercial Zoning, within the Highway Corridor Overlay Zoning District, (3) a convenience store within the Highway Corridor Overlay Zoning District, and (4) three drive-through facilities within the Highway Corridor Overlay Zoning District. The drive-through facilities are for a proposed bank, pharmacy, and gas station with convenience store. The site is on Assessor's Parcel 20-20A, consisting of 9.24 acres, and located on the south side of Garrisonville Road and east side of Parkway Boulevard, within the Garrisonville Election District. **(Time Limit: November 26, 2013) (History: Deferred on August 28, 2013 to September 11, 2013) (Deferred on September 11, 2013 to October 23, 2013)**
8. [Proffer Guidelines](#) - Discuss proposed amendments to the County's proffer guidelines for zoning reclassifications. **(History: Deferred on May 8, 2013 to June 26, 2013) (Deferred on June 26, 2013 to July 10, 2013) (Deferred on July 10, 2013 to August 28, 2013) (Deferred on August 28, 2013 to September 11, 2013) (Deferred on September 11, 2013 to September 25, 2013)**
9. [Comprehensive Plan Amendment; Urban Development Areas](#) - Amend the Comprehensive Plan recommendations for Urban Development Areas and targeted growth areas in the County. **(History: Deferred on February 27, 2013 until further information from staff)**
10. [Discussion of Public Notification Requirements](#) **(History: Deferred on February 13, 2013 until further information from staff)**

NEW BUSINESS

None

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

11. TRC Information – Meeting October 9, 2013

APPROVAL OF MINUTES

None

ADJOURNMENT